CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JULY 11, 2013
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner De La Cruz
Commissioner Borden
Commissioner Brandrup
Commissioner Nance
Commissioner Amoriello
Commissioner Ardovino
Commissioner Schauer
Commissioner Reveles

COMMISSIONERS ABSENT:
Commissioner Wright

AGENDA

Commissioner Amoriello read the rules into the record. Carlos Gallinar, Deputy Director for City Development-Planning, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Borden, Brandrup, Nance, Amoriello, Ardovino, Schauer, and Reveles
ABSENT: Commissioner Wright

Motion passed.

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Carlos Gallinar, Deputy Director for Planning, presented Commissioner De La Cruz with a plaque and thanked him for his service to the City of El Paso and its community.

Commissioner De La Cruz gave a brief summary of his biography and thanked staff and the Commissioners for all their support to him and the Commission.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

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II. CONSENT AGENDA

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE, AS REVISED,** all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION,** unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}.

Extension Request to Submit Recording Maps:

1.	**SUSU13-00049:**	Canutillo Heights #2 – A replat of a portion of Canutillo Industrial Park, a portion of Lot 3, Block 6, a portion of Lots 3 and 6 and all of Lots 4 and 5, Block 7, a portion of Lots 3 and 6 and all of Lots 4 and 5, Block 8 and all of Lots 6 and 7 and a portion of Lots 4 and 5, Block 9 and a portion of Los Poblanos Drive Right-of-Way, a portion of Los Vecinos Drive Right-of-Way and a portion of Los Bordo Drive Right-of-Way and a portion of the Railroad right-of-Way Within Block 7, 8 and 9, Canutillo Industrial Park, El Paso County, Texas West of S. Desert and North of Los Mochis
	Location:	North of Border Highway and East of Glenwood
	Property Owner:	Canutillo Heights Estates and Rassette Capital
	Representative:	Roe Engineering
	District:	ETJ
	Staff Contact:	Nelson Ortiz, (915) 541-4931, **ortiznx@elpasotexas.gov**

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner De La Cruz, and unanimously carried to **MOVE SUSU13-00049 TO THE REGULAR AGENDA.**

Motion passed.

Hector Porras with Roe Engineering noted that they have a utility issue that has caused a delay on the infrastructure but this will be the last extension request that they will be submitting.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00049.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

2.	**PZRZ13-00016:**	Portion of Lot 27, Lots 28 to 32, Block 54, Bassett Addition, and All of Blocks 55 & 56 and CLSD Streets BTW, City of El Paso, El Paso County, Texas
	Location:	2201 Mills Avenue
	Zoning:	M-1 (Manufacturing)
	Request:	From M-1 (Manufacturing) to C-4 (Commercial)
	Existing Use:	Furniture Manufacturing
	Proposed Use:	Furniture Manufacturing / Dancehall (Related to PZST13-00011)
	Property Owner:	E.P.I.L.D, Inc.

Representative:	Frederic Dalbin
District:	8
Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE PZRZ13-00016 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 8, 2013.**

Motion passed.

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3.	**PZRZ13-00017:**	Tract 1-D-1, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
	Location:	North of Album and East of McRae
	Zoning:	R-3 (Residential)
	Request:	From R-3 (Residential) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Retail / Office
	Property Owner:	LUCMOR, LLC
	Representative:	T.J. Karam
	District:	3
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that there is a revised staff report for this request. Staff received one phone call and one letter in opposition to this request.

T.J. Karam concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Borden, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ13-00017 WITH THE CONDITION THAT A DETAILED SITE PLAN BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**

Motion passed.

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4.	**PZRZ13-00019:**	Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
	Location:	South of Patriot Freeway and East of Mesquite Hill Drive
	Zoning:	R-F (Ranch and Farm)
	Request:	From R-F (Ranch and Farm) to R-5 (Residential)
	Existing Use:	Vacant
	Proposed Use:	Single-family Dwellings
	Property Owner:	Direct Homes Sales Inc.
	Representative:	Bashar Abugalyon
	Rep District:	4
	Staff Contact:	Arturo Rubio, (915)-541-4633, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, noted that staff received one phone call in opposition to this request.

Bashar Abugalyon concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZRZ13-00019.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

5.	**PZDS13-00009:**	Portion of Lot 8, Block 12, Vista del Sol Unit 5 Replat "B", City of El Paso, El Paso County, Texas
	Location:	1120 Vista de Oro Drive
	Zoning:	C-4/sc (Commercial/Special contract)
	Request:	Detailed Site Plan Review
	Existing Use:	Vacant
	Proposed Use:	Cosmetology School
	Property Owner:	Amy Parker
	Representative:	Frederic Dalbin
	District:	7
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Fred Dalbin concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZDS13-00009.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

6.	**PZST13-00011:**	Portion of Lot 27, Lots 28 to 32, Block 54, Bassett Addition, and All of Blocks 55 & 56 and CLSD Streets BTW, City of El Paso, El Paso County, Texas
	Location:	2201 Mills Avenue
	Zoning:	M-1 (Manufacturing)
	Request:	27% Parking Reduction
	Existing Use:	Furniture Manufacturing
	Proposed Use:	Furniture Manufacturing / Dancehall (Related to PZRZ13-00016)
	Property Owner:	E.P.I.L.D, Inc.
	Representative:	Frederic Dalbin
	District:	8
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE PZST13-00011 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 8, 2013.**

Motion passed.

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7.	**PZST13-00010:**	Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas
	Location:	1100 S. Oregon Street
	Zoning:	SRR (Special Residential Revitalization)
	Request:	Special Permit to allow a Personal Wireless Service Facility (PWSF)
	Existing Use:	Vacant
	Proposed Use:	Ground-mounted PWSF
	Property Owner:	Silva Diversified, Inc.

Representative:	Debra Weiss
District:	8
Staff Contact:	Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this request.

Debra Weiss, representing the applicant, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZST13-00010.**

Motion passed.

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Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:
The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

8.	**SUSU13-00043:**	Tierra Del Este Unit 77 – A portion of Section 18, Block 78, and portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
	Location:	South of Edgemere and East of Zaragoza
	Property Owner:	Ranchos Real XIV, LLC
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Yvonne Curry with Conde, Inc., concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU13-00043 WITH THE CONDITION THAT THIS PLAT BE RECORDED PRIOR OR CONCURRENTLY WITH UNITS 71 AND 75.**

Motion passed.

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Major Final:

9.	**SUSU13-00044:**	Peyton Pass Commercial – A portion of CD Stewart Survey No. 319, El Paso County, Texas
	Location:	South of Eastlake and East of Peyton Drive
	Property Owner:	Hunt Peyton Estates, LLC
	Representative:	TRE & Associates, LLC
	District:	ETJ
	Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Raul Garcia, Senior Planner, noted that this application was submitted in accordance with Section 19.0.10.B which allows the submittal of a final plat in lieu of a preliminary plat.

Robert Romero with TRE & Associates, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00044.**

Motion passed.

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10.	**SUSU13-00050:**	Mesquite Trails Unit Seven – A portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	North of Pellicano and East of Sunfire
	Property Owner:	Americas Loop 375 Joint Venture
	Representative:	CEA Group
	District:	6
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00050 WITH MODIFICATIONS PER STAFF'S REPORT.**

Motion passed.

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Major Combination:

11.	**SUSU13-00028:**	Precast Brothers Industrial Development – A Portion of Ysleta Railroad Station Grounds, City of El Paso, El Paso County, Texas
	Location:	South of Zaragoza Road and east of Roseway Drive
	Property Owner:	D&L Land Partnership, LP
	Representative:	Conde, Inc.
	District:	6
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Yvonne Curry, with Conde, Inc., concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00028 WITH WAIVER FOR ROW DEDICATION AND IMPROVEMENTS.**

Motion passed.

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12.	**SUSU13-00051:**	GECU Subdivision – A Portion of Tracts 3F1A and 4A27A, Block 1, Ascarate Grant, as referenced by warranty deed recorded in book 1235, Page 0470, El Paso County, Texas
	Location:	West of Yarborough Road and north of Vista Del Sol Drive
	Property Owner:	Government Employees Credit Union of El Paso
	Representative:	SER Group, LLC
	District:	7
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Sergio Castillo with SER Group concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Schauer, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU13-00051 WITH WAIVER FOR ROW DEDICATION AND IMPROVEMENTS.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

13.	**SUSU13-00002:**	Glenwood Circle Place –A replat of all of San Angelino Estates, City of El Paso, El Paso County, Texas
	Location:	North of Border Highway and East of Glenwood
	Property Owner:	Mario Ornelas
	Representative:	Dorado Engineering, Inc.
	District:	8
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Fermin Dorado Sr., with Dorado Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00002 WITH ALTERNATIVE DESIGN FOR CUL-DE-SAC AND EXCEPTION FOR OFFSET DISTANCE.**

Motion passed.

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14.	**SUSU13-00045:**	Country Club View Replat A - All of Lots 1-6, Block 1, Country Club View, City of El Paso, El Paso County, Texas
	Location:	South of Country Club and East of Montoya Road
	Property Owner:	Pasotex Realty Investment LTD
	Representative:	Roe Engineering L.C.
	District:	8
	Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Hector Porras with Roe Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU13-00045 WITH REDUCED ROADWAY AND WAIVER OF ROW IMPROVEMENTS.**

Motion passed.

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15.	**SUSU13-00048:**	Polkinghorn Addition Replat B – A Replat of the Easterly 200 feet of Tract 15, Polkinghorn Addition, El Paso County, Texas
	Location:	West of Interstate 10 and north of Vinton Road
	Property Owner:	Leticia Flores and Reinaldo Cartagena
	Representative:	Calderon Engineering
	District:	Westside ETJ
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00048 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 25, 2013.**

Motion passed.

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Other Business:

16. Discussion and action on the City Plan Commission minutes for:
June 27, 2013

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Reveles, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 27, 2013.**

AYES: Commissioner De La Cruz, Nance, Amoriello, Ardovino, Schauer, and Reveles
ABSTAIN: Commissioner Borden, and Brandrup
ABSENT: Commissioner Wright

Motion passed.

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17. Planning Report:
N/A

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18. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 2:33 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission